

ADOPTED

OCTOBER 28, 1993

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PAUL L. BARRETT, DIRECTOR

FROM: LINDA MONGELLI HAAR, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
MUHAMMAD ALI-SALAAM, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING

SUBJECT: JAMAICA PLAIN NEIGHBORHOOD DISTRICT ZONING: ARNOLD
ARBORETUM

SUMMARY: This memorandum requests authorization to petition the Zoning Commission to adopt proposed text and map changes to Article 55, Jamaica Plain Neighborhood District, to add language further describing the regulations governing the Arnold Arboretum, OS-BZ subdistrict, to add a parcel of land to that subdistrict, and to correct a mapping error concerning the boundaries of a Local Industrial subdistrict.

1. Arnold Arboretum (text and map amendments)

The Arnold Arboretum is designated in the Jamaica Plain Neighborhood District as a Botanical/Zoological Open Space Subdistrict (OS-BZ). This type of Open Space subdistrict, which was introduced as part of the Jamaica Plain zoning, is intended to preserve land appropriate for facilities open to the general public that are devoted to the conservation, study, and observation of plant and animal species. These facilities may include botanical gardens, arboreta, horticultural conservatories, zoological gardens, aquariums, and the like. Passive recreational uses, including walkways, picnic areas, and sitting areas, also are allowed.

The land making up the Arnold Arboretum is subject to the terms of certain leases and related agreements between the City of Boston Parks Commission and Harvard University. For this reason, the text amendment for the Jamaica Plain Neighborhood District, as originally submitted to the BRA Board and the Zoning Commission, contained language for the Arnold Arboretum OS-BZ Subdistrict that recognized the requirements of these leases and agreements for zoning purposes.

At the Zoning Commission hearing on the Jamaica Plain Neighborhood District Zoning, representatives of the Jamaica Plain Neighborhood Council and their Zoning Committee supported the introduction and general description of the new Botanical/Zoological Garden Open Space Subdistrict. However, they reserved endorsing the language recognizing the Arnold Arboretum leases and agreements, because this language had not been previously discussed with their full Council and Zoning Committee members. At the hearing, the Zoning Commission requested that the Council and Zoning Committee review this language, and that appropriate language approved by the Council and Zoning Committee be presented to the Zoning Commission as an amendment to the Jamaica Plain zoning at a later hearing. On August 26, 1993 the Jamaica Plain Neighborhood Council and their Zoning Committee notified the Authority that they endorsed, without reservation, the entire Botanical/Zoological Garden Open Space Subdistrict language as presented by the Authority, including the language concerning the Arboretum leases and agreements, as well as the addition to the Arnold Arboretum OS-BZ subdistrict of the area mapped as the Bussey Brook Conservation Protection Subdistrict, as described below.

On Maps 9A and 9C, adopted by the Zoning Commission for the Jamaica Plain Neighborhood District, a parcel of land owned by the City of Boston adjacent to the Arnold Arboretum OS-BZ Subdistrict is designated as the Bussey Brook Conservation Protection Subdistrict. The City of Boston and Harvard University have been engaged in negotiations to add this parcel of land to the Arnold Arboretum, making this parcel subject to the Arnold Arboretum leases and agreements. As a result of progress in these negotiations subsequent to the adoption of the Jamaica Plain Neighborhood District zoning, the City of Boston Parks Commission and Harvard University have recommended that Maps 9A and 9C be amended to designate the Bussey Brook parcel as part of the Arnold Arboretum OS-BZ Subdistrict, rather than as a Conservation Protection Subdistrict.

2. Map Correction

In addition to the above-mentioned changes, staff is aware of one mapping error for the Jamaica Plain Neighborhood District. On Map 9B, two privately-owned industrial parcels, known as 243-253 Amory Street, located on the westerly side of Amory Street (near Boylston St.) and adjacent to the Southwest Corridor Parklands, were inadvertently included within the boundaries of the adjacent Southwest Corridor Park Open Space Recreation (OS-RC) Subdistrict instead of within the boundaries of the adjacent Local Industrial (LI) Subdistrict. To correct this error, staff recommends that these parcels be incorporated into the Local Industrial Subdistrict.

VOTED: That the Director is hereby authorized to adopt the zoning text and map amendments to the Jamaica Plain Neighborhood District, Article 55, in substantial accord with the zoning text and map amendments presented to the Authority at its meeting of October 28, 1993.

Text Amendment Application No.
Boston Redevelopment Authority
Jamaica Plain Neighborhood District:
Arnold Arboretum OS-BZ Subdistrict

TO THE ZONING COMMISSION OF THE CITY OF BOSTON:

The Boston Redevelopment Authority petitions to amend the text of the Boston Zoning Code, as established under Chapter 665 of the Acts of 1956 as amended, as follows:

1. In **Section 55-14.6**, entitled "Botanical/Zoological Garden Open Space (OS-BZ) Subdistrict," by inserting, after the existing paragraph (which ends with the sentence: "Passive recreational uses, including walkways, picnic areas, and sitting areas, also are allowed in Botanical/Zoological Garden Open Space Subdistricts.") the following new paragraph:

The land designated in the Jamaica Plain Neighborhood District as the Arnold Arboretum Botanical/Zoological Garden Open Space (OS-BZ) Subdistrict is governed by the terms of certain orders of taking by the Board of Park Commissioners of the City of Boston, by certain agreements between the City of Boston and the President and Fellows of Harvard College (including but not limited to certain Indentures), and by rules and regulations issued by the City of Boston Parks Commission with respect to such land. Within the Arnold Arboretum Botanical/Zoological Garden Open Space Subdistrict, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, except in accordance with all such takings, agreements, rules, and regulations, as they may be amended from time to time, with respect to such land or Structure, and as approved by the City of Boston Parks Commission, or any successor thereto. The Arnold Arboretum Botanical/Zoological Garden Open Space (OS-BZ) Subdistrict is not subject to the provisions of Table J (Off-Street Parking) or Table K (Off-Street Loading) of this Article 55.

Petitioner: Boston Redevelopment Authority

By: Paul L. Barrett, Director

Address: City Hall / 9th Floor
Boston, MA 02201-1007

Tel No.: 722-4300, ext. 4357

Date: as authorized by BRA Board on

The Boston Redevelopment Authority is submitting to the Zoning Commission the following proposed amendments to the Zoning Ordinance of the City of Boston, as amended, as follows:

1. On Maps 98A and 98B, by redesignating, from Conservation Protection Subdistrict to the Arnold Arboretum Botanical/Conservation District Open Space (OS-BZ) Subdistrict, the land located within the Conservation Protection Subdistrict known generally as the "Surrey Brook Conservation Protection Subdistrict," which subdistrict is located to the east of the Arnold Arboretum OS-BZ Subdistrict and is depicted on Appendix A hereto.
2. On Map 98B, by redesignating, from Open Space-Recreation (OS-RC) to Local Industrial, two parcels of land within the Southwest Corridor Park OS-RC Subdistrict, as depicted on Appendix B hereto.

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1993

Map Amendment Application No.
Boston Redevelopment Authority
Jamaica Plain Neighborhood
District: Addition to Arnold
Arboretum OS-BZ Subdistrict
and Correction to LI and OS-
RC Subdistricts

TO THE ZONING COMMISSION OF THE CITY OF BOSTON:

The Boston Redevelopment Authority petitions to amend Map 9A, Map 9B, and Map 9C, all entitled "Jamaica Plain Neighborhood District," of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as amended, as follows:

1. On Maps 9A and 9C, by redesignating, from Conservation Protection Subdistrict to the Arnold Arboretum Botanical/Zoological Garden Open Space (OS-BZ) Subdistrict, the land located within that Conservation Protection Subdistrict known generally as the "Bussey Brook Conservation Protection Subdistrict," which subdistrict is located to the east of the Arnold Arboretum OS-BZ Subdistrict and is depicted on Appendix A hereto.
2. On Map 9B, by redesignating, from Open Space-Recreation (OS-RC) to Local Industrial, two parcels of land within the Southwest Corridor Park OS-RC Subdistrict, as depicted on Appendix B hereto.

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_____, 1993

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APPENDIX B

